



Colwood Park, Cross Colwood Lane, Bolney  
West Sussex

For the finer things in property.

STRUTT  
& PARKER

BNP PARIBAS GROUP

# Colwood Park, Cross Colwood Lane, Bolney, Haywards Heath, West Sussex RH17 5RY

A stunning country house with luxury accommodation and grounds in excess of 10 acres.

Haywards Heath town centre 6.0 miles, Hayward's Heath mainline station 6.7 miles (44 minutes to London Victoria), M23 (Jct 11) 6.7 miles, Crawley 9.0 miles, Horsham 10.0 miles

Reception hall | Drawing room | Sitting room  
Games room | Study/office | Cinema room  
Dining area | Kitchen | Utility | Boot room  
Cloakroom | Principal bedroom with dressing room & en suite bathroom | 6 Further bedrooms  
3 Bathrooms | Further sitting room | Hobby room | Games room | Annexe with 1 bedroom sitting area & kitchen | Flat with sitting area, dining area, kitchen, 2 bedrooms, both ensuite to bathroom & shower room | Cellar | Garage  
Gardens | EPC rating G

## The property

Colwood Park is a magnificent country house that offers more than 9,800 square feet of impressive accommodation arranged over three floors. The property displays a wealth of beautiful period features, with high ceilings, wooden parquet flooring and tall cast stone windows, alongside stylish modern décor and fittings of the highest bespoke quality. The ground floor has four splendid reception rooms for entertaining or relaxing, including the well-proportioned drawing room, the 32ft games room and the comfortable sitting room. There is a beautifully presented study and, in the cellar, a fully equipped cinema room. The 37ft Smallbone kitchen and dining area is an excellent social space with three sets of French doors providing plenty of natural light. The kitchen has an Aga and two central islands, along with space for a large dining table.

Also on the ground floor is the self contained annexe, with its open-plan sitting area and kitchen and its own staircase to the first-floor accommodation. Across the first and second floors there are 7 bedrooms. These include a luxury principal bedroom with its own balcony, a large dressing room with fitted storage and an opulent en suite bathroom. Three family sized bathrooms service the remaining bedrooms. Beyond the bedrooms on the second floor is an ideal children's area with a sitting room and selection of hobby rooms. The property also has the benefit of a self-contained flat above the garaging block, providing ideal accommodation for guests or family members. The flat includes a spacious L-shaped sitting area, dining area and kitchen, two bedrooms both with doors to an en suite bathroom, and a further shower room.

## Outside

The house is set in manicured gardens and grounds, including rolling lawns and immaculate landscaping. There are security gates at the entrance, with the gravel driveway leading to a large open parking area at the side of the house and access to the detached garaging block, which has parking for up to four vehicles. The garden offers an expansive area of paved terracing, a heated swimming pool with its own sun terrace and timber-framed pool house and far-reaching lawns with hedgerow, shrubs and a variety of mature specimen trees. In all the grounds extend to 10.21 acres with stabling, paddock and woodland.

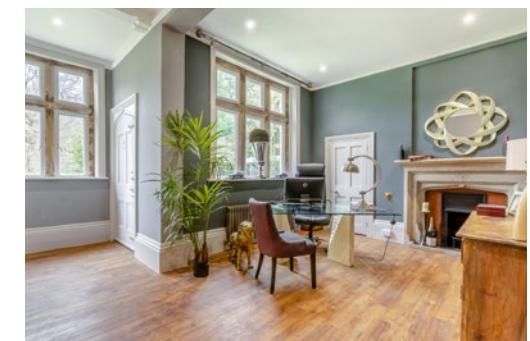
## Location

The property is situated in a rural yet convenient location just outside the village of Bolney with its award winning Bolney Wine Estate and vineyard café, local village hall with recreational ground and play area, St Mary Magdalene Church and two popular traditional public houses. The nearby pretty village of Cuckfield, offers boutique style shops and cafes. The A23/M23 provides easy access to Brighton, Gatwick, and the M25 and national motorway network.













Floorplans  
 Colwood Park, Cross Colwood Lane, Bolney  
 Main House internal area 9,301 sq ft (864 sq m)  
 Garage internal area 1,190 sq ft (111 sq m)  
 Flat Above Garage internal area 969 sq ft (90 sq m)  
 Annex internal area 549 sq ft (51 sq m)  
 Balcony external area = 347 sq ft (32 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8541117/LCO

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2023. Particulars prepared March 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

There are also a number of excellent schools in the area including Handcross Park Preparatory School, Hurstpierpoint College, Cottesmore, Brighton College, Ardingly College and Burgess Hill School for Girls.

## Directions

Proceeding west along the A272, continue past the turning to Bolney village. Take the next right onto Foxhole Lane, continue into Cross Colwood Lane and the driveway will be found on the right a short distance beyond Colwood Lane.

## General

**Local Authority:** Mid Sussex District Council

Tel: 01444 458166

**Services:** Mains water, electricity and private drainage. (full details to be provided on request)

**Council Tax:** The property is in Tax Band G

**Tenure:** Freehold

**Price:** Offers in excess of £3,500,000

## Strutt & Parker London

43 Cadogan St, London SW3 2PR

**+44 (0) 20 7591 2213**

london@struttandparker.com  
 struttandparker.com

## Horsham

**01403 246790**

horsham@struttandparker.com  
 struttandparker.com

 @struttandparker

 /struttandparker

Over 45 offices across England and Scotland,  
 including Prime Central London



For the finer things in property.

